

9/28/2026 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

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NORTH CANAL- Land clearing and excavation work continues at North Canal. The first page of our Engineer's weekly report is appended to this report. To see the full report, send an email request to UCOMAINTENANCE@GMAIL.COM.

ELECTRICAL WORK, UCO OFFICE- Lately, we have been experiencing short interruptions of electrical service at the UCO Office. On **9/17**, **Electrician Steve Burris** checked all circuits in the building, tightened connections at the circuit breaker panels, and replaced a whole-building surge protector. The original was twenty years old.

AIR CONDITIONING- On **9/15**, **Florida Cooling Group** performed maintenance on AC equipment at the UCO Office and the guardhouses.

JANITORIAL- On **9/12**, our new janitorial services provider, **American Services**, performed deep cleaning at the **Plymouth Laundry**. On **9/19** and **9/20**, **both guardhouses** were deep cleaned. On **9/26** and **9/27**, the **UCO Office** was deep cleaned. Floors were scrubbed and mopped with bleach solution. Desks, chairs and counters were fogged with virucidal products, restrooms were sanitized, high dust was addressed. Exteriors of the buildings and surrounding sidewalks were pressure cleaned.

EMERGENCY GENERATORS- On **9/16**, **The Generator People** performed maintenance of the emergency generators at both guardhouses and the UCO Office. This included check of oil and coolant levels, inspection of the air cleaning filters, and fifteen-minute no-load test run of the generators. Propane fuel supply was confirmed at all three generators, 350 gallons at the guardhouses and 700 gallons at the UCO Office. All three of our emergency generators are tested every other month. These generators self-test once per week, on Thursdays.

ROAD REPAIR, STRATFORD A- On **9/21**, **Federal Maintenance** began repairs on the giant crater at **Stratford A**. This crater was created by a licensed plumbing company, **Potty Doctors**, who abandoned a sewer line repair job in August. The crater has been back filled and compacted. Final paving will need to wait until the ground dries out.

DUMPSTER NEWS- Coastal Waste will begin servicing Century Village on **10/1**. There will be no changes to the pickup schedules. Coastal continues to replace all dumpsters. The old green Waste Pro dumpsters will be serviced by Coastal until they are replaced. CV Associations that would like raccoon bars to be installed on their dumpsters can send a request to UCOGARBAGE@GMAIL.COM. The cost for installation of one raccoon bar is fifty-five dollars.

VICTORIA VILLAGE- On **9/24**, the PBC Commissioners approved a plan to build **Victoria Village**, on two parcels just north of the Norwich Section of Century Village. 34 townhomes will be built on these parcels. The project is expected to be complete by 2030.

FLOODING, REFLECTION BAY- With the recent heavy rains, there has been flooding at two areas of Century Village: **Century Boulevard and Fairway Street (Southampton section)**. The storm drain catch basins at these areas lead to underground pipes that terminate, or outfall, inside the Reflection Bay construction site. A temporary solution for this problem will be for Reflection Bay's construction company to dig out temporary pits to accept this storm water. The rain-sodden ground is making this effort difficult. The permanent solution will be for the storm water catch basins and underground pipes to be connected with Reflection Bay's storm water system. **UCO's Engineer, Derek Schenavar** and **Reflection Bay's Engineer, Chris Holmes** are working on this problem. In the meantime, please drive carefully in the flooded areas.

END OF REPORT



DKK CONSULTING, INC.

Civil Engineering · Resource Management · Agent Representation · Turnkey Services

PROJECT LOG

Project Name:	Century Village WPB – North Canal	Project #:	25-02041.02
Location:	Haverhill Road, Century Village, West Palm Beach, FL	Client:	United Civic Organization
Engineer of Record:	Derek H. Schenavar, P.E. #63858	Prepared By:	Jorge Rojas
Date:	09/17/2026	Log #:	006
Weather / Temp:	Cloudy, 84°F	Crew on Site (total):	1

GENERAL NOTES FOR CHECK-IN / WALKTHROUGH

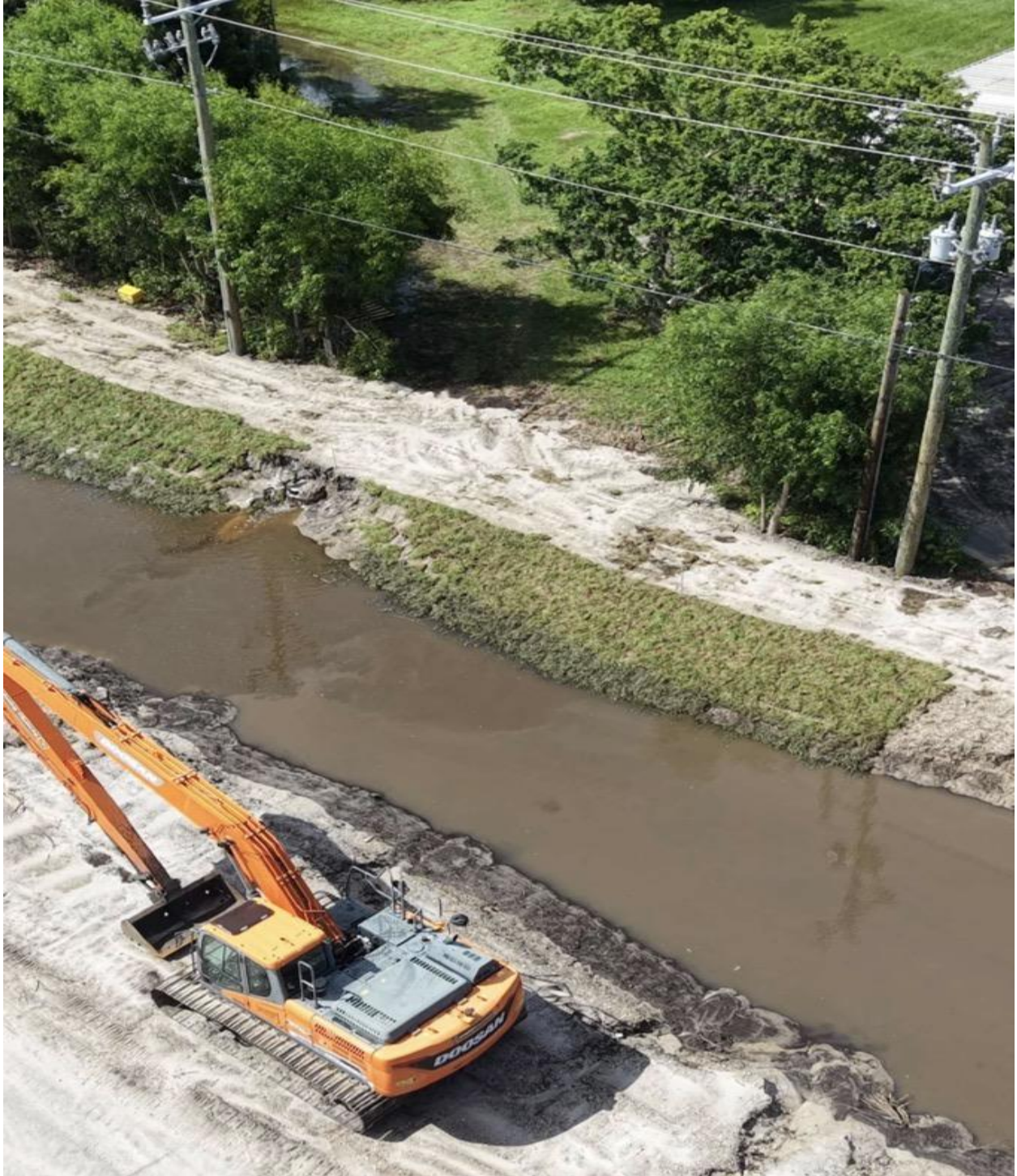
During this week's inspection walk, additional conditions were identified related to the pipes on the north side of the canal, previously flagged at Stations 0+75.00 and 8+50.00. Recent rainfall continues to affect project progress; the canal is currently full of water, and the first 50 feet of the first sprint remain pending completion. As a result of the recent rain, the pipe located at Station 0+75.00, which had previously been backfilled with soil, became re-exposed, damaging work already completed on that section of the north bank; this condition is limited to the north side of the canal only. With the pipe now exposed, its diameter was field-confirmed to be 24 inches. In addition, the pipe located at Station 8+50.00 (north side) was confirmed to be 8 inches in diameter. Both pipes are currently actively draining water into the canal, which is hindering work and operations in the area. Additionally, it was observed that at the time of the inspector's visit, no contractor personnel were present on site, and to date, installation of the armor flex at the corresponding stations has not been observed, nor has the material been received on site.

KEY PERFORMANCE INDICATORS

KPI	Unit	Total / Planned	Amount Used / Completed	Amount Remaining	Target	Variance	Status
Schedule	Days	90	38	71	52	-27%	Behind Schedule
Scope	Scope Items	98	11	87	82	-5	

1. FINISHED ACTIVITIES — Work completed today

#	Phase	Activity / Task Completed	Location / Area	Notes
1	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A



NORTH CANAL- DRONE'S EYE VIEW OF THE EASTERNMOST SECTION. SOD HAS BEEN PLANTED TO STABILIZE THE NEWLY RE-SLOPED CANAL BANK.



NORTH CANAL- DRONE'S EYE VIEWS OF THE EASTERNMOST SECTION.



NORTH CANAL- DRONE'S EYE VIEW OF THE EASTERNMOST SECTION.



NORTH CANAL- AT THE EASTERNMOST SECTION OF THE CANAL, A NUMBER OF DRAINAGE OUTFALLS WERE DISCOVERED. THERE ARE NO RECORDED EASEMENTS, DRAINAGE AGREEMENTS, OR PERMITS FOR THESE PIPES, WHICH BRING STORMWATER FROM HORSESHOE CIRCLE RESIDENTIAL PROPERTIES INTO NORTH CANAL.



NORWICH/COVENTRY SECTIONS- SOD IS BEING INSTALLED ON BOTH SIDES OF THE CANAL.



HAVERHILL ROAD GUARDHOUSE- BOTH GUARDHOUSES WERE DEEP CLEANED, INSIDE AND OUT, ON 9/19.



OKEECHOBEE BOULEVARD GUARDHOUSE- BOTH GUARDHOUSES WERE DEEP CLEANED, INSIDE AND OUT, ON 9/19.



**OKEECHOBEE BOULEVARD ENTRANCE- PEDESTRIAN ENTRANCE
SIDEWALKS WERE PRESSURE CLEANED ON 9/19.**



STRATFORD A- ON 9/21, FEDERAL MAINTENANCE BEGAN REPAIR OF THE GIANT CRATER.



STRATFORD A- THE GIANT CRATER IS BACKFILLED AND COMPACTED. PAVING WILL NEED TO WAIT UNTIL THE GROUND DRIES OUT.



CENTURY BOULEVARD- THESE STORM WATER CATCH BASINS, ON THE NORTH AND SOUTH SIDES OF CENTURY BOULEVARD, CONNECT TO AN UNDERGROUND PIPE THAT OUTFALLS INSIDE THE REFLECTION BAY PROPERTY. UCO AND RB'S ENGINEERS ARE WORKING TO ALLEVIATE THIS CONDITION.



SOUTHAMPTON SECTION- THESE STORM DRAIN CATCH BASINS CONNECT TO UNDERGROUND PIPES THAT OUTFALL INSIDE THE REFLECTION BAY PROPERTY. UCO AND RB'S ENGINEERS ARE WORKING TO ALLEVIATE THIS CONDITION.



HAVERHILL ROAD- ON 9/25, SEACREST SERVICES PERFORMED QUARTERLY CLEANUP OF THE GRASS STRIP AND ARECA PALMS. DEAD SECTIONS OF THE ARECA PALMS AND OTHER LITTER WERE REMOVED.



GOLFS EDGE- DARK STREETLIGHT, DISCOVERED 9/23. REPORTED TO FPL, TICKET #49593.



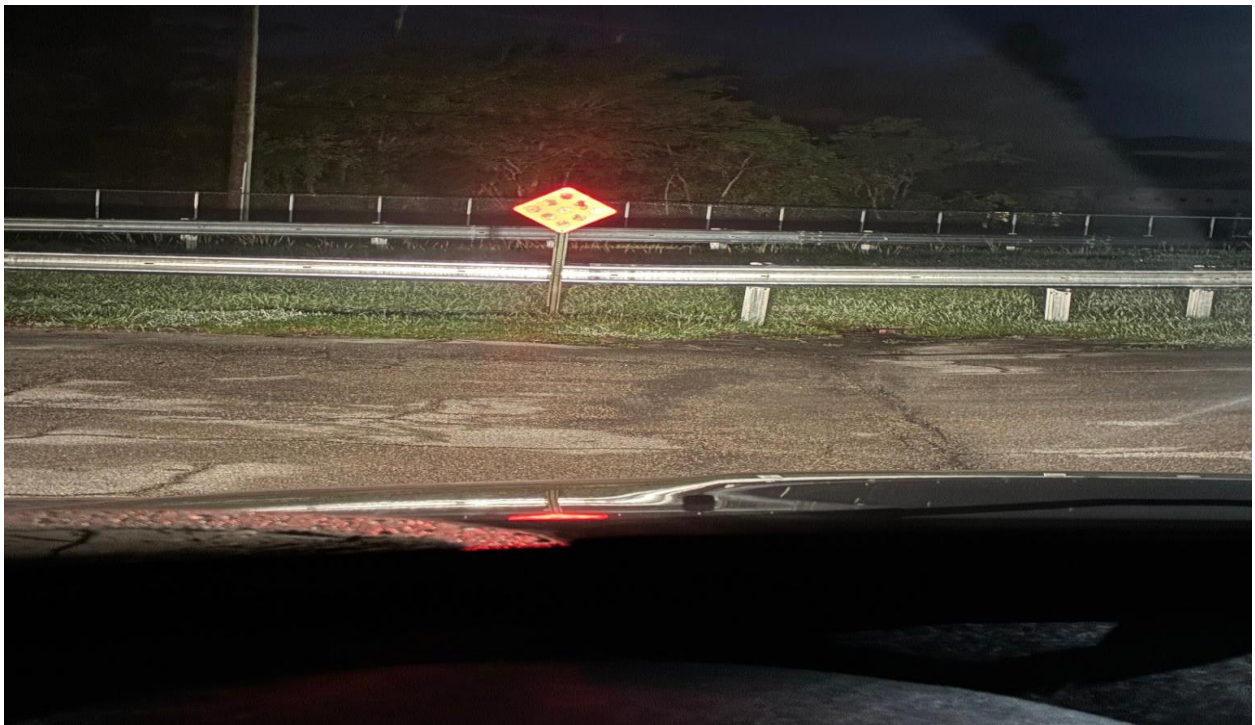
SOMERSET SECTION- THIS OVER FORTY-FOOT TRACTOR TRAILER WAS MISTAKENLY ALLOWED TO ENTER CV ON 9/16. THE SECURITY OFFICER THAT ALLOWED THIS TO HAPPEN WAS COUNSELED ON OUR SECURITY POST ORDERS THAT PROHIBIT THESE THINGS FROM GETTING IN. OVER FORTY-FOOT VEHICLES ARE PROHIBITED BECAUSE THEY DESTROY OUR ROAD EDGES AND CORNERS. ALSO, IN SOME CORNERS OF CV, THEY BLOCK TRAFFIC AND EMERGENCY VEHICLES.



PLYMOUTH LAUNDRY- PARKING BUMPERS PAINTED BY SEACREST SERVICES ON 9/23.



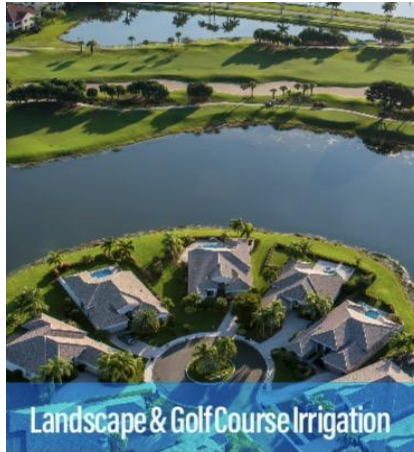
ANDOVER SECTION- NO OUTLET SIGN INSTALLED BY HANDYMAN JOSE.



**ANDOVER, WELLINGTON SECTIONS- MANUAL COMPLIANT
OBSTACLE MARKERS INSTALLED BY HANDYMAN JOSE.**



CANTERBURY E- LARGE PIECES OF GLASS MUST BE PUT INTO THE DUMPSTER AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND.



Landscape & Golf Course Irrigation

Landscape irrigation using reclaimed water is a safe, cost-effective and an efficient way to reduce the use of potable water for irrigation.

The benefits of using reclaimed water on your landscape include:

- 💧 It's less expensive than potable water.
- 💧 Unrestricted use- even during times of drought!
- 💧 Reclaimed water filters through soil, eventually recharging the aquifer.
- 💧 It helps maintain property values through lush landscaping.

Conservation Tips

How can you help conserve water?

- 💧 Set irrigation timers for the overnight hours as regulated by the **South Florida Water Management District**. <https://www.sfwmd.gov/community-residents/landscape-irrigation>
- 💧 Use native and Florida Friendly plants in your gardens and landscapes; they are adapted to rely on less water than non-native species.
- 💧 Reduce irrigation during the rainy season.



RECLAIMED water



For Our Residents
For Our Environment
For Our Future

PBCWUD's Reclaimed Water Program

For the valued reclaimed water customers of the Palm Beach County Water Utilities Department (PBCWUD), please find the following important messages regarding your reclaimed water service:

PBCWUD is the leading supplier of reclaimed water in Southeast Florida. You might have heard of reclaimed water—it is domestic wastewater that has been treated and disinfected to a high degree so that it can be used for irrigating golf courses and residential lawns. It is a great way to conserve drinking water supplies, protect natural resources and recharge the aquifer. In Florida there are more than 400 water recycling projects, making our state a national leader in the use of reclaimed water.

The quality of this water is closely monitored and meets the strict water quality standards established by the Florida Department of Environmental Protection (FDEP). While it is safe for contact with people and animals, please remember that it's not intended for use as drinking water. If you happen to come into contact with reclaimed water, take a moment to wash your hands.

When you see water flowing through those distinctive purple pipelines, you're looking at reclaimed water in action. These pipelines are separate from the drinking water distribution system and play a crucial role in providing water for landscaping irrigation, helping to keep our shared outdoor spaces vibrant and well-maintained while conserving drinking water supplies. PBCWUD produces reclaimed water after an extensive



Community Benefits

treatment, filtration and disinfection process at the Southern Region Water Reclamation Facility in Boynton Beach. On average, PBCWUD distributes 13 millions of gallons per day (MGD) of reclaimed water throughout 3,500 acres stretching from Le Chalet Boulevard in Boynton Beach to the Broward County line in Boca Raton. An additional 2-3 MGD is supplied to two PBCWUD-constructed wetlands, Wakodahatchee and Green Cay.

Landscape irrigation using reclaimed water is a safe, cost-effective and efficient way to reduce the use of potable water for irrigation. If you have questions about the use of reclaimed water in your community or want to modify your reclaimed water system, contact **Palm Beach County Water Utilities Department** at 561-740-4600 or online at: <http://discover.pbccgov.org/waterutilities/Pages/Reclaimed-Water.aspx>



Do's & Don't's

Why use reclaimed water?

Using reclaimed water is a simple, low-cost, user-friendly way to help conserve our fresh drinking water supplies.

How is reclaimed water used?

- 💧 To irrigate lawns and golf courses.
- 💧 To irrigate flower gardens.
- 💧 To irrigate trees and shrubs.

What can't you do with reclaimed water?

- 💧 **DO NOT DRINK RECLAIMED WATER.**
- 💧 Do not connect any pipes to reclaimed water lines.
- 💧 Do not use reclaimed water to fill swimming pools, hot tubs, wading pools or children's toys.
- 💧 Do not use reclaimed water to irrigate edible crops.



NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

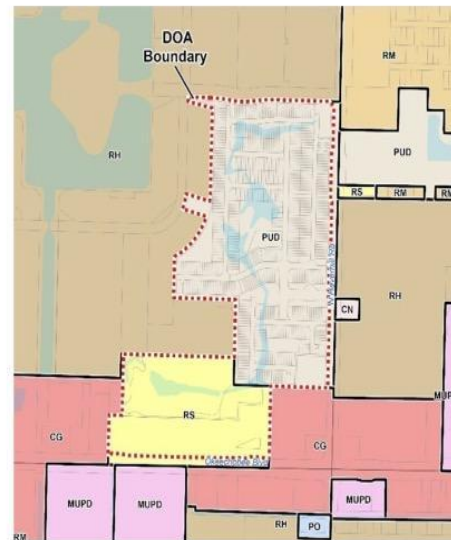
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Southampton PUD, DOA-2026-01239
Location: Northwest of the corner of Haverhill Road and Okeechobee Boulevard
Zoning Commission Hearing: October 1, 2026 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411
Board of County Commissioners Hearing: October 22, 2026 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Cynthia Diaz, Site Planner I
(561) 233-5383 or CDiaz@pbc.gov
Notice Date: September 8, 2026



Zoning Application Summary

Application:	Southampton PUD, DOA-2026-01239
Control:	Century Village/Turtle Bay CC, 1973-00215
Location:	Northwest of the corner of Haverhill Road and Okeechobee Boulevard
District:	Commission District 2
Title/Request:	Title: a Development Order Amendment Request: to amend a previously approved Planned Unit Development Conditions of Approval on 80.98 acres

Summary:

The application is for Southampton PUD. The site was last approved by the Board of County Commissioners (BCC) on September 28, 2023, to modify the Master Plan; add land area, dwelling units, and access points; and amend Conditions of Approval on 80.98 acres. The Final Master Plan indicates two Residential Pods with 848 total dwelling units (Multifamily and Townhouses), a 1.62 acre Civic Pod, open space, and recreation areas.

This request is to modify a Condition of Approval, specifically Environmental Condition #7, which requires the preservation of a Live Oak and Strangler Fig in an open space area located west of Recreation Pod 2. No other changes are proposed to the development. Access to the property will remain from Haverhill Road.